



City of Ansonia
PLANNING AND ZONING COMMISSION

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TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

November 14, 2011

Public Hearing Continued

From

October 24, 2011

To

November 14, 2011

Castle Lane Estates Subdivision
23 Lot Subdivision
26 Gardner's Lane, N. Prospect St. and Castle Lane
Ansonia, Connecticut
Castle Lane Development/Mark Romano

Present: Bart Flaherty, Chairman
Michael Bettini
Jeff Lawlor
James Martin

Absent: Doug Furtek
Jared Heon
Ed Phipps

Others Present: Fred D'Amico, City Engineer
Oswald Inglese, P&Z Consultant
James Tanner, ZEO/Blight Officer – arrived 7:20 p.m.
Tom Welch, P&Z Attorney
Ed Adamowski – 1st Ward Alderman
Robert Duffus – 1st Ward Alderman
John Marini – 3rd Ward Alderman
Philip Tripp – 2nd Ward Alderman Elect
Tara Kolakowski – Gov. Liaison Officer/Personnel Director
Ray Tingley, Fire Marshall

The Continued Public Hearing of the Planning and Zoning Commission to hear the petition of Mark Romano/Castle Lane Development LLC for a 23 lot subdivision known as Castle Lane

Estates Subdivision located on Castle Lane and 26 Gardner's Lane, Ansonia, CT was called to order at 7:02 p.m. by Chairman Flaherty.

All present rose and Pledged Allegiance to the Flag.

Chairman Flaherty said there is a court recorder here this evening who will record the meeting and type it verbatim. He asked that everyone who speaks give their name and address.

The secretary called the roll. There was a quorum present.

Chairman Flaherty read the call of the meeting:

PUBLIC HEARING CONTINUED

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Castle Lane Estates Subdivision
26 Gardner's Lane, N. Prospect St. and Castle Lane
Ansonia, Connecticut
Castle Lane Development/Mark Romano

The Planning and Zoning Commission of the City of Ansonia, Connecticut has continued the public hearing on Castle Lane Estates Subdivision held Monday, October 24, 2011 to Monday, November 14, 2011 at 7:00 p.m. in Ansonia City Hall, 253 Main Street, Ansonia, CT

The proposed 23 lot subdivision is located on and borders Gardner's Lane, Castle Lane, N. Prospect St., N. Prospect St. Ext., Granite Terrace all in Ansonia and Old Ansonia Road, Seymour.

At said hearing all interested parties will be given an opportunity to be heard. A copy of the application and map are on file in the office of the Town & City Clerk, 253 Main Street, Ansonia.

Dated at Ansonia, Connecticut this 8th day of November 2011.

Ansonia Planning & Zoning Commission

Bartholomew R. Flaherty III Chairman
Jo-Lynn Flaherty, Secretary

Publish 2 times
Tuesday, November 8, 2011
Thursday, November 10, 2011

Mr. Martin made a motion to accept the call of the meeting as read. Mr. Lawlor seconded. All in favor, so carried.

Chairman Flaherty introduced Ray Tingley, Fire Marshall for the City of Ansonia.

Fire Marshall Tingley explained to those present the process for blasting. (see verbatim minutes)

Present for the applicant:

Clifford Hoyle, Sr., Attorney
Clifford Hoyle, Jr., Attorney
Mark Romano
Brian Nesteriuk
Dana Freeman, Attorney

Attorney Hoyle, Sr. presented the following for the record:

1. Soil Science & Environmental Services, Inc. re: Castle Lane Estates, 26 Gardners Lane and Castle Lane, Ansonia, Ct SSES Job No. 2011/10-205-CT-ANS-1A. Dated 7/13/11
2. Regional Water Authority re: Castle Lane Estates, 26 Gardners Lane, Ansonia. Dated 11/14/11

The applicant, his attorney and staff reviewed the application as revised with those present. (see verbatim minutes)

Chairman Flaherty opened the meeting to public comment. The following addressed the commission:

1. Bill Gambino, 131 Old Ansonia Road, Seymour
2. Ed Musante, 138 B Old Ansonia Road, Seymour
3. Nelson F. Tchakirides, 138 Old Ansonia Road, Seymour (corner lot)
4. Deborah Hyder, 103 N. Prospect St. Ext., Ansonia
5. Deirdre Stowe, 23 Granite Terrace, Ansonia
6. Jesus A. Cruz, 25 Castle Lane, Ansonia
7. Vicki Schier, 85 Rockwood Ave., Ext., Ansonia
8. Heather Lee, 102 N. Prospect St., Ext., Ansonia
9. David Connelly, 53 N. Prospect St., Ext., Ansonia
10. Thomas Hemingway, 93 N. Prospect St., Ext., Ansonia
11. Judy Connelly, 53 N. Prospect St., Ext., Ansonia

In answer to a question from Ms Schier, Chairman Flaherty read the letter Planning & Zoning Commission received from Attorney Hoyle, Sr. dated November 1, 2011 regarding Mr. Romano's granting permission for King's Mark to enter their property.

Chairman Flaherty gave a brief explanation of Homeowner's Associations.

Chairman Flaherty explained the public hearing process to those present, outlining the time frame for an application and a decision.

Chairman Flaherty asked three (3) times if there was anyone else from the public who wished to address the commission. There being no one, he closed the public session.

Alderman Adamowski said he will get the ladder truck up to Castle Lane this week to check the turn radius onto the surrounding streets as well as Castle Lane.

Chairman Flaherty entered into the record of the public hearing the following:

1. E-Mail from ERT Coordinator to P&Z dated 11/4/11
2. Letter to P&Z from Charles Stowe regarding Gardners Lane storm drainage connection dated 11/7/11
3. Letter from P&Z to Ray Tingley, Fire Marshall dated 10/27/11
4. Letter from Hoyle & Sponheimer to P&Z dated 11/1/11
5. Letter from P&Z to Clifford Hoyle dated 10/21/11
6. E-Mail from ERT Coordinator to P&Z dated 10/31/11
7. E-Mail – Communications between ERT Coordinator & P&Z dated 10/28/11
8. E-Mail – Communications between P&Z & ERT Coordinator dated 10/26/11
9. Letter from Charles & Deirdre Stowe to P&Z dated 10/25/11
10. Memo from Kevin O'Mara to Agency members dated 5/29/02
11. VRPA meeting minutes dated 6/6/02
12. Letter from K. O'Mara to P&Z dated 6/7/02
13. Letter from P&Z to VRPA dated 5/22/02
14. P&Z Special Meeting minutes 4/15/03 with attachments
15. P&Z Special Meeting notice 4/15/03
16. Communication from O. Inglese to P&Z dated 4/21/03
17. P&Z Notice of Decision dated 4/25/03
18. P&Z Regular meeting minutes 9/30/02
19. P&Z Regular meeting minutes 6/24/02
20. P&Z Regular meeting minutes 7/29/02
21. P&Z Public Hearing minutes 6/24/02
22. P&Z special meeting minutes 5/13/02
23. P&Z Public Hearing minutes 5/13/02
24. Communication from O. Inglese to P&Z dated 4/24/02
25. Letter from P&Z to VRPA dated 5/22/02
26. Letter from P&Z to Town of Woodbridge dated 5/22/02
27. Letter from P&Z to Town of Seymour dated 5/22/02

28. Letter from P&Z to City of Derby dated 5/22/02
29. Communication from O. Inglesse to P&Z dated 5/9/02
30. Referral letter from P&Z to WPCA and Economic Development dated 5/13/02
31. City of Ansonia Plan of Conservation & Development
32. Latest Map submittal from Applicant Revision date 10/28/11
33. Inland Wetlands Permit 2011D

Items submitted during the public session of the public hearing.

From Deirdre Stowe: Letter from Joseph L. Rini dated 11/14/11
Letter to P&Z from Charles Stowe dated 11/7/11

From : Rock Removal Vibration Analysis report from Metropolitan Sewer
District, W. Hartford, CT. NBC uses this definition

Mr. Martin made a motion to accept into the public hearing record all of the above listed correspondence. Mr. Bettini seconded. All in favor, so carried.

Mr. Martin made a motion to close the public hearing. Mr. Lawlor seconded. All in favor, so carried.

The public hearing closed at 9:30 p.m.

The meeting adjourned at 9:35 p.m.

This meeting was taped and will be transcribed by Post Reporting Service. A verbatim transcript of the meeting will be on file in the office of the Town & City Clerk.

Respectfully submitted,

Jo-Lynn Flaherty
Secretary